

170.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

618,000 / 618,000

USE VALUE:

618,000 / 618,000

ASSESSED:

618,000 / 618,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SURRY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GUNN BRYAN L	
Owner 2:	
Owner 3:	

Street 1: 39 SURRY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: GUNN BRYAN L & RICHARD W -	
Owner 2: -	
Street 1: 39 SURRY RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains 2,981 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1075 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2981		Sq. Ft.	Site		0	70.	1.71	8									356,600						356,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							112648
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

PREVIOUS ASSESSMENT										Parcel ID	170.0-0003-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	260,600	700	2,981.	356,600	617,900	617,900	Year End Roll			12/18/2019
2019	101	FV	222,800	700	2,981.	356,600	580,100	580,100	Year End Roll			1/3/2019
2018	101	FV	225,800	700	2,981.	315,800	542,300	542,300	Year End Roll			12/20/2017
2017	101	FV	225,800	700	2,981.	264,900	491,400	491,400	Year End Roll			1/3/2017
2016	101	FV	225,800	700	2,981.	264,900	491,400	491,400	Year End			1/4/2016
2015	101	FV	213,900	700	2,981.	229,200	443,800	443,800	Year End Roll			12/11/2014
2014	101	FV	213,900	700	2,981.	221,600	436,200	436,200	Year End Roll			12/16/2013
2013	101	FV	213,900	700	2,981.	210,900	425,500	425,500				12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
GUNN BRYAN L &	34874-255		2/21/2002	Family		99	No	No							
DONAHUE JEFFREY	30367-350		6/30/1999			282,000	No	No							
WHITE PETER/ETA	26359-582		5/30/1996			178,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
1/25/2012	92	Porch	88,875					ENCLOSE FRONT PORC	7/25/2018	MEAS&NOTICE	CC	Chris C			
									6/13/2012	Info Fm Prmt	BR	B Rossignol			
									12/31/2008	Measured	372	PATRIOT			
									6/19/2000	MLS					
									12/28/1999	Mailer Sent					
									12/10/1999	Measured	263	PATRIOT			
									7/23/1993		RV				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH			
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:	OthrFix: Rating:			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle										
Sec Wall: %												
Roof Struct: 1 - Gable	Roof Cover: 9 - Metal	Color: BROWN	Kits: 1 Rating: Good	A Kits: Rating:	Fpl: 1 Rating: Average	WSFlue: Rating:	RESIDENTIAL GRID					
View / Desir:							1st Res Grid Desc: Line 1 # Units: 1					
GENERAL INFORMATION			OTHER FEATURES			Level	FY LR DR D K FR RR BR FB HB L O					
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:	A Kits: Rating:	Other		Upper						
Alt LUC:		Alt %:	Fpl: 1 Rating: Average	Lvl 2		Lvl 1						
Jurisdct: G13	Fact: .	Const Mod:	WSFlue: Rating:	Lower		Totals	RMs: 5 BRs: 2 Baths: 1 HB: 1					
Lump Sum Adj:												
INTERIOR INFORMATION			CONDO INFORMATION			REMODELING			RES BREAKDOWN			
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Location:	Total Units:	Floor:	Exterior:	No Unit	RMS	BRS	FL		
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	% Own:	Name:	%	Interior:	1	5	2			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Override:	Total:	18.6 %	Additions:						
Electric: 1 - AB Avg	Insulation: 3 - Typical	Int vs Ext: S				Kitchen:						
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 1				Baths:						
% Heated: 100	% AC: %	Solar HW: NO				Plumbing:						
% Com Wall	% Sprinkled:					Electric:						
DEPRECIATION						Heating:						
Avg Cond: GD - Good	Functional:	Economic:				General:						
Special:	Override:	Total: 18.6 %				Totals	1	5	2			
CALC SUMMARY			COMPARABLE SALES									
Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 1.02859044	Rate	Parcel ID	Typ	Date	Sale Price					
Adj \$ / SQ: 180.518	Other Features: 865000	Grade Factor: 1.00										
NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val							
Adj Total: 320315	Juris. Factor: 1.00	Before Depr: 180.52										
Depreciation: 59579	Special Features: 0	Val/Su Net: 140.84										
Depreciated Total: 260736	Final Total: 260700	Val/Su SzAd: 242.47										
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:					
SPEC FEATURES/YARD ITEMS			PARCEL ID 170.0-0003-0003.0									
Comments: Description: A Yards: Color: Sprinklers: Central Vac: Yards: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir: Grade: Year Blt: Eff Yr Blt: Alt LUC: Jurisdct: Fact: Const Mod: Lump Sum Adj: Avg Ht/FL: Prim Int Wall: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Subfloor: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: Solar HW: % AC: % Com Wall: % Sprinkled:												
IMAGE 												
AssessPro Patriot Properties, Inc												

